

COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND

Bill No. 10-32 As Amended

Introduced by: \_\_\_\_\_ Council President Boniface

Legislative Day No. \_\_\_\_\_ 10-20 \_\_\_\_\_ Date: \_\_\_\_\_ September 21, 2010

AN ACT to add new Subsection A(8) A(9) and A(10) to Section 267-30, Buffer Yards; and to repeal and reenact, with amendments, Table 30-1, Required Buffers Between Districts, of Subsection D, Buffer yard landscape and improvement standards, of Section 267-30, Buffer Yards, all of Article V, Supplementary Regulations, of Part 1, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended; to provide that buffers not be required for certain agriculturally zoned properties under certain circumstances; to provide that buffers not be required between residential lots; to prohibit a buffer yard on certain privately-owned portions of residential lots in certain zoning districts; and generally relating to buffers.

By the Council, \_\_\_\_\_ September 21, 2010

Introduced, read first time, ordered posted and public hearing scheduled

on: \_\_\_\_\_ October 19, 2010

at: \_\_\_\_\_ 7:00 PM

By order: Barbara J. Connor, Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on October 19, 2010, and concluded on October 19, 2010.

Barbara J. Connor, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [BRACKETS] indicate matter Deleted from existing law. Underlining indicates Language added to bill by amendment. Language Lined through indicates matter stricken out of Bill By amendment.

1 Section 1. Be It Enacted By The County Council of Harford County, Maryland, that new subsection A(8) A(9)  
2 and A(10), be, and it is hereby, added to Section 267-30, Buffer Yards; and that Table 30-1, Required  
3 Buffers Between Districts, of Subsection D, Buffer yard landscape and improvement standards, of Section 267-30,  
4 Buffer Yards, be, and it is hereby, repealed and reenacted, with amendments, all of Article V, Supplementary  
5 Regulations, of Part 1, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended, all to read as  
6 follows:

7 Chapter 267. Zoning.

8 Part 1. Standards.

9 Article V. Supplementary Regulations.

10 Section 267-30. Buffer Yards.

11 A. General requirements.

12 (8) BUFFER YARDS SHALL NOT BE REQUIRED ON AGRICULTURALLY ZONED LAND WHEN THE  
13 SUBJECT PROPERTY IS CONVERTED TO RESIDENTIAL USE, CONSISTING OF MORE THAN 5 LOTS,  
14 AND IS ADJACENT TO A RESIDENTIALLY ZONED PROPERTY.

15 (9) NOTWITHSTANDING TABLE 30-1, BUFFER YARDS SHALL NOT BE REQUIRED BETWEEN  
16 RESIDENTIAL LOTS AS DEFINED IN THIS CHAPTER.

17 (10) NO PORTION OF THE BUFFER YARD SHALL BE ALLOWED ON PRIVATELY-OWNED URBAN  
18 RESIDENTIAL DISTRICT LOTS.

19 D. Buffer yard landscape and improvement standards.

Table 30-1 Required Buffers Between Districts

Adjacent parcel buffer requirement	Subject Parcel Zoning District																
	Zoning District	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
	AG	E*	E	E	E	E	E	C	E	B	B	B	B	B	B	B	D
	RR	E**	-	-	-	-	-	-	-	B	B	C	C	D	D	D	D
	R1	E**	-	-	-	-	-	-	-	-	B	C	C	D	D	D	D
	R2	E**	-	-	-	-	-	-	-	-	B	C	C	D	D	D	D
	R3	E**	-	-	-	-	-	-	-	-	A	A	A	D	D	D	D
	R4	E**	-	-	-	-	-	-	-	-	A	A	A	D	D	D	D
	RO	C**	-	-	-	-	-	-	-	-	A	A	A	D	D	D	D
	VR	E**	-	-	-	-	-	-	-	-	B	C	C	D	D	E	C
	VB	B	B	B	B	A	A	A	-	-	-	-	A	C	C	C	C
	B1	B	B	B	B	A	A	A	B	-	-	-	-	C	C	C	C
	B2	B	B	B	B	A	A	A	C	A	-	-	-	B	B	B	B
	B3	B	B	B	B	A	A	A	C	B	-	-	-	B	B	B	B
	CI	B	D	D	D	D	D	D	D	C	C	B	B	-	-	-	-
	LI	B	D	D	D	D	D	D	D	C	C	B	B	-	-	-	-
	GI	B	D	D	D	D	D	D	E	C	C	B	B	-	-	-	-
	MO	D	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-

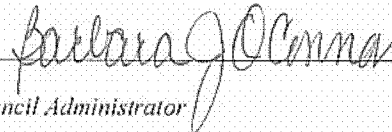
\* Buffer yard required per §267-30A(4)

\*\* BUFFER YARD REQUIREMENTS PER §267-30A(8)

1 Section 2. And Be It Further Enacted, that this Act shall take effect 60 calendar days from the date it becomes  
2 law.

EFFECTIVE: December 27, 2010

*The Council Administrator does hereby certify that fifteen  
(15) copies of this Bill are immediately available for distribution to the  
public and the press.*

  
\_\_\_\_\_  
Council Administrator

**BILL NO. 10-32**  
**As Amended**

HARFORD COUNTY BILL NO. 10-32 As Amended

Brief Title Zoning - Buffer Yards

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

**CERTIFIED TRUE AND CORRECT**

Barbara J. O'Connor  
Council Administrator

Date October 19, 2010

**ENROLLED**

Bill Bonface  
Council President

Date October 19, 2010

**BY THE COUNCIL**

Read the third time.

Passed: LSD 10-23

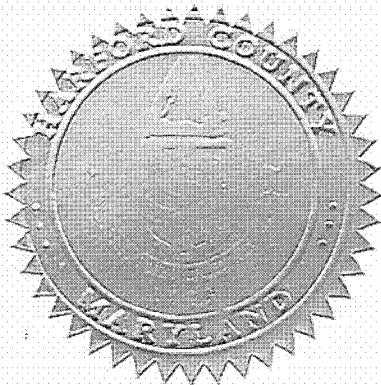
Failed of Passage: \_\_\_\_\_

By Order

Barbara J. O'Connor  
Council Administrator

Sealed with the County Seal and presented to the County Executive for approval this 20<sup>th</sup> day of October, 2010 at 3:00 p.m.

Barbara J. O'Connor  
Council Administrator



**BY THE EXECUTIVE**

David R. Craig  
COUNTY EXECUTIVE

APPROVED: Date October 26, 2010

**BY THE COUNCIL**

This Bill No. 10-32 As Amended having been approved by the Executive and returned to the Council, becomes law on October 26, 2010.

EFFECTIVE DATE: December 27, 2010

Barbara J. O'Connor  
Barbara J. O'Connor  
Council Administrator

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**As Amended**